

GOVERNMENT OF ANDHRA PRADESH
ABSTRACT

LANDS – Ranga Reddy District – Serilingampally Mandal – Transfer of Rights on certain occupations / encroachments of specified categories of un-assigned Government lands – Application of Mrs. Farheen Khan, D/o Md.Moinuddin Khan for regularization of encroached Government un-assigned land to an extent of 1966 Sq. yards in Sy.No.66/2, in Raydurg Panmaqtha Village, Serilingampally Mandal on payment of value of Rs.28,10,514/- – Orders – Issued.

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REVENUE (ASSIGNMENT-V) DEPARTMENT

G.O.Ms.No.704,

Dated: 29th June, 2011.

Read the following :-

- 1) G.O.Ms.No.166, Revenue (Asn.POT) Department, dated 16-02-2008.
- 2) From the Collector, R.R.District Lr.No.E5/1400/2008, dated 15.9.2010 & 25-11-2010.
- 3) From the Spl. CS & CCLA, Hyderabad, Lr.No.BB2/997/2010-ii, dated 21-05-2011.

ORDER:

In his letter second read above, the Collector, Ranga Reddy District has submitted that among others, the application of Mrs. Farheen Khan, D/o Md.Moinuddin Khan, who has applied for regularization of his occupation of Government land to an extent of 1966 Sq.yards in Sy.No.66/2 in Raydurg Panmaqtha Village, Serilingampally Mandal under G.O.Ms.No.166, Revenue (Assn.POT) Department, dated 16-2-2008. He has also reported to the Spl.C.S & Chief Commissioner & Land Administration, that on inspection of the sites and verification of record, it has been noticed that (13) cases in Sy.No.66/2 of Raidurg Panmaktha Village and one case in Sy.No.66/3 of Raidurg Panmaktha Village are found to be ineligible for regularization. The plots covered in Sy.No.66/2 of Raidurg Panmaktha Village are vacant and abutting to National High way are to be notified as High Value Areas and their regularization need not be considered in terms of G.O.Ms.No.1230 dated 23.10.2008. However in two applications for Sy.No.66/2 there are structures in part of the area and these structures may be regularized at the double the rate as per the G.O.Ms.No.1230. The case in Sy.No.66/3 Raidurg Nawkhalsa Village is covered by GPA document and as no other valid document in support of occupation as required under G.O.Ms.No.166 dated 16.02.2008 is adduced, the same cannot be considered for regularization. He has furnished all 14 cases. He has also stated that the remaining (9) cases (including (2) applications in Sy.No.66/2 as stated supra are found eligible for regularization. The Collector, Rangareddy District has furnished the Inspection Report of the Joint Collector, Ranga Reddy and in the Inspection report among other applications has stated that in respect of Mrs. Farheen Khan, D/o Md.Moinuddin Khan, photograph with House No.7-1/15 available in file. The claim is based on a memorandum of Oral Gift (HIBA Gift) which is unregistered. The Inspection of the Joint Collector reveals that about Ac.4.00 (19452 Sq. yards) in Sy.No.66/2 is abutting to the National Highway. It has built up structures in scattered locations and plenty of vacant land. There is a compound wall surrounding this whole area.

2. In the reference third read above, the Spl.C.S. & Chief Commissioner & Land Administration has reported that the proposals received from the Collector, Ranga Reddy District for regularization of Government land encroached by Mrs. Farheen Khan, D/o Md.Moinuddin Khan to an extent of 1966 Sq. yards in Sy.No.66/2 of Raidurg Pankmaktha Village, Serilingampally Mandal, Ranga Reddy District was placed before Regularization Committee held on 27.04.2011. The Committee have recommended the proposal of the Collector, Ranga Reddy District for regularization of 1966 Sq.yards in Survey No.66/2 Raidurg Panmaktha Village of Serilingampally Mandal, Ranga Reddy District basing on the receipt of property tax receipt dated 14-3-1990 subject to verification of the genuineness of the receipts and for submission of revised calculation. He has also reported that the Tahsildar, Serilingampally has certified the genuineness of the receipts and submitted the revised calculation which is on payment of Basic value of Rs.990/- as on 31.12.2003 and the total amount payable is Rs.28,10,400/-. He has requested the Government to issue necessary orders in the matter at an early date.

(PTO)

3. Government have examined the matter in the light of the policy guidelines issued in G.O.Ms.No.166, Revenue (Asn.POT) Department, dated 16-02-2008 and after careful consideration of the recommendations of the Regularization Committee, hereby permit the Collector, Ranga Reddy District to transfer the rights of the un-assigned Government land admeasuring 1966 Sq. yards, in Sy.No.66/2 in Raydurg Panmaqtha Village, Serilingampally Mandal in favour of Mrs. Farheen Khan, D/o Md.Moinuddin Khan, on payment of Rs.28,10,514/- (Rupees Twenty Eight lakhs Ten thousand Five hundred and Fourteen only), subject to verification of the original documents and to ensure the instructions stipulated by the Chief Commissioner & Land Administration in the minutes dated 27.04.2011.

4. The above transfer of rights is subject to the following conditions.

- (1) that the proof of document furnished by the applicant should be in favour of the applicant and the document should be on or before the stipulated date i.e. 31.12.2003.
- (2) The Registered Documents should be verified about its validity and genuineness and verify all original documents.
- (3) The calculation should be verified as per matrix and confirm its correctness before giving notice to the applicant.
- (4) An affidavit should be obtained from the applicant that he/she shall forego his /her right in all the pending cases and with drawl of LG / SLP cases are pending before the Land Grabbing Court and other Courts etc.
- (5) All other conditions prescribed in G.O.Ms.No.166 should be followed
- (6) The proposed lands should not be covered under the lands mentioned in G.O.Ms.No.1230, Revenue (Asn.POT) Department, dt.23.10.2008 i.e. 100 feet abutting road.
- (7) To ensure that the applicant is not having any other Government land applied for regularization under G.O.Ms.No.166, except the land applied for. If land applied for regularization is more than one application by the individual, it is the responsibility of the Collector, R.R.District to treat all the applications, as one application and will calculate under provisions of G.O.Ms.No.166, after taking permission from Government through Chief Commissioner of Land Administration.
- (8) Collector, Ranga Reddy District, shall obtain encumbrance certificate from the concerned Sub Registrar Office and to verify original sale deeds and genuineness of the property tax receipts from the GHMC

5. The Spl.CS & Chief Commissioner of Land Administration, Hyderabad / Collector, Ranga Reddy District shall take necessary action in the matter.

(BY ORDER AND IN THE NAME OF THE GOVERNOR OF ANDHRA PRADESH)

ANIL CHANDRA PUNETHA
PRINCIPAL SECRETARY TO GOVERNMENT

To

The Spl.C.S. & Chief Commissioner of Land Administration, Hyderabad.
The Collector, Ranga Reddy District.

Copy to:

Mrs. Farheen Khan, D/o Md.Moinuddin Khan, through Collector, Ranga Reddy District.
SF/SC.

// Forwarded :: By Order //

SECTION OFFICER